

FOR SALE

3 storey City Centre Premises

1,682 sq ft over three floors

17 King Street, Cathedral Quarter, Derby, DE1 3DZ



- Attractive 3 storey premises located on the edge of Derby's city centre
- Beautifully presented former hairdressing salon to ground and first floors
- Would suit a variety of alternative uses – subject to any planning or statutory consents
- Fronting the heavily trafficked A6 – one of Derby's main arterial routes

01332 295555

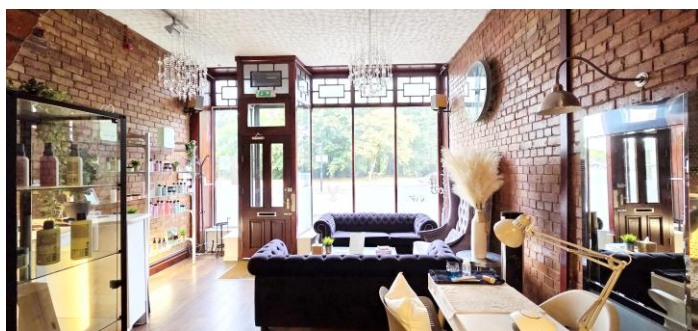
raybouldandsons.co.uk

CATHEDRAL QUARTER DERBY

Location

The property is located on the northern edge of Derby's city centre fronting King Street (A6) a, heavily trafficked, main arterial route.

Nearby occupiers include, Schmidt Kitchens, Sophie Lauren Beauty Studio and the ever-popular Flowerpot public house.



Accommodation

The property comprises a well-maintained and well-presented, gas central heated, three-storey structurally detached building.



The property has been used for many years as a hairdressing salon but would be eminently suitable for a range of alternative uses – subject to any planning or other statutory consents.

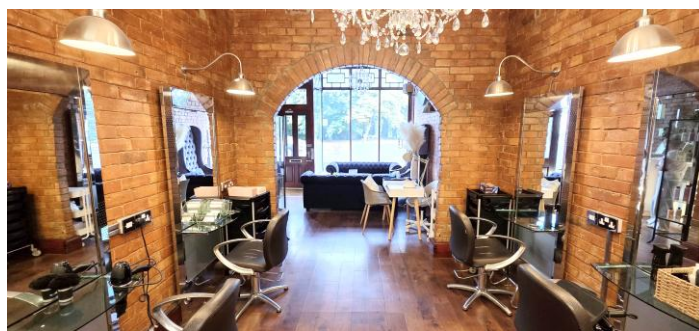
Internally, the accommodation is beautifully presented and has been arranged to provide a ground floor salon with designated waiting and styling areas with polished wooden floors.

An inner hallway, with a sympathetically restored Minton tiled floor, provides access to a rear hair-wash room, kitchen and WC facilities.

There is an additional former hairdressing salon at first floor level together with a kitchenette and a former beauty treatment room with shower cubicle and wash hand basin.

Outside

There is a right of way over the car park to the rear of Schmidt kitchens, accessed from King Street to the rear of the subject property where two valuable car parking spaces can be found.



Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor:

Sales / Waiting Area	272 sq ft (25.3 sq m)
Hair Styling Area	147 sq ft (13.7 sqm)
Hair-wash Room	113 sq ft (10.5 sq m)
Kitchen	138 sq ft (12.8 sq m)

First Floor:

Former Salon	430 sq ft (39.9 sq m)
Kitchenette	54 sq ft (5.0 sq m)
Former Beauty Room	156 sq ft (14.5 sq m)

Second Floor:

Room One	264 sq ft (24.5 sq m)
Room Two	108 sq ft (10.0 sq m)
(Overall measurements)	

TOTAL: 1,683 sq ft (156.3 sq m)

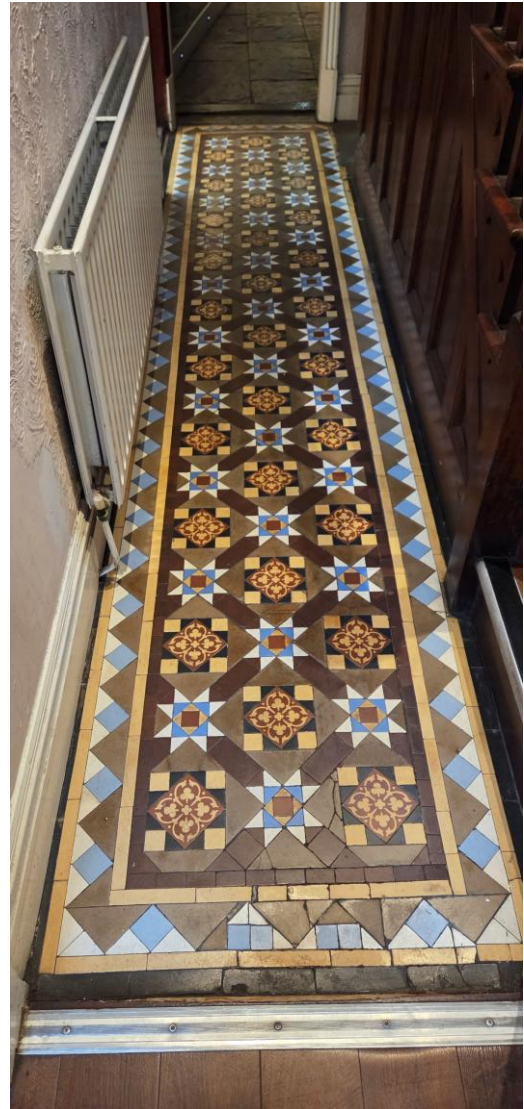
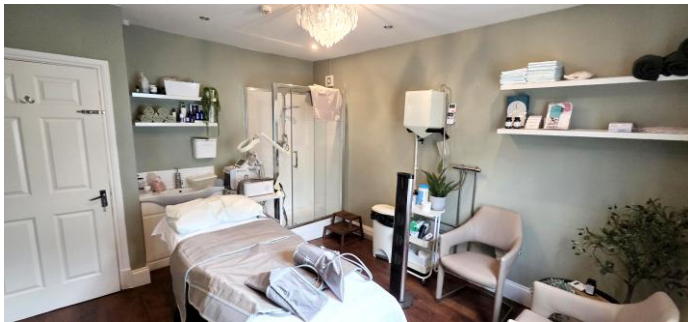




Services

All mains services are available and connected.

Please note that we have not tested any of the services and interested parties should carry out their own investigations to ensure that the capacity of the services is sufficient for their requirements.



Non-Domestic Rates

We understand that the property has been assessed for Non-Domestic Rates as follows:

Description: 'Shop and Premises'
Rateable Value: £16,000

Prospective purchasers should however make their own enquiries of Derby City Council, the Rating Authority, before proceeding.

Energy Performance Certificate

EPC graph image to be inserted here

Price

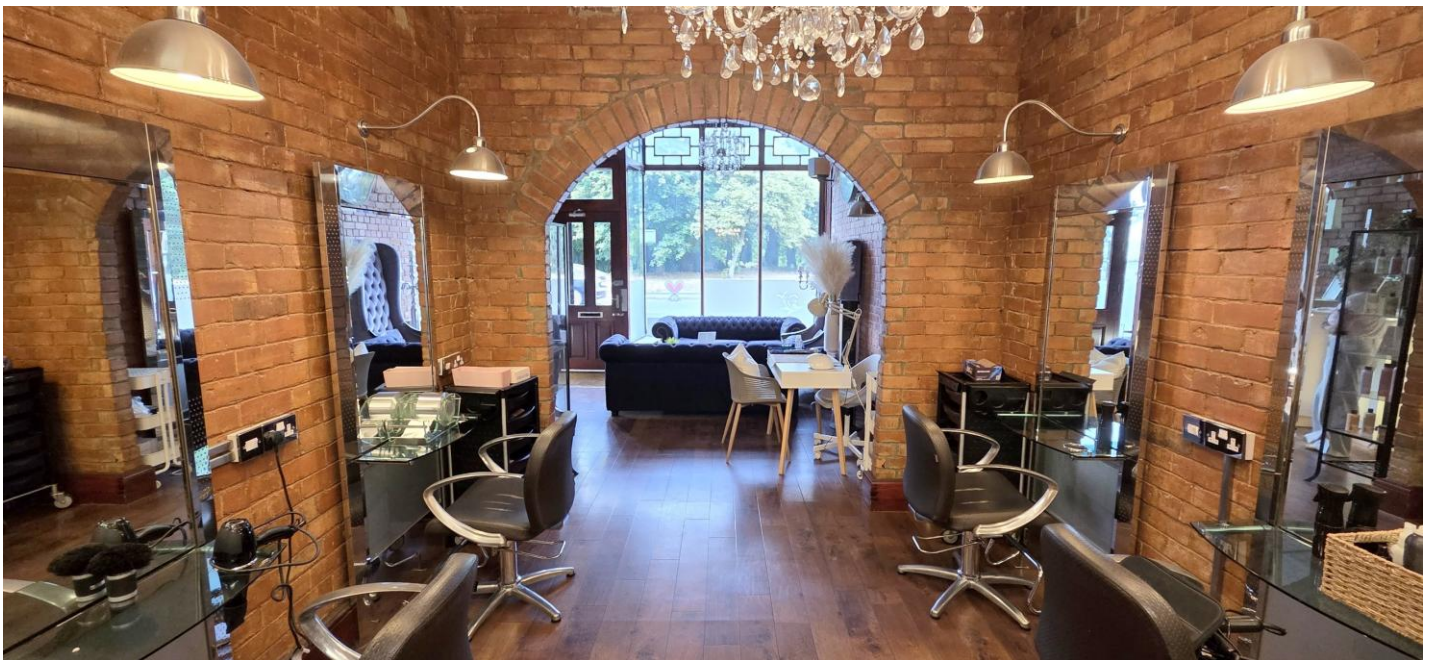
£250,000

VAT

Viewing

Strictly by prior appointment with the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale
Telephone: 01332 295555
Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property who's Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

Tel: 01332 295555 raybouldandsons.co.uk